

# Monmouth

DIXTON ROAD • NP25 3SJ

## Prominent Development Site

### ALL ENQUIRIES

- Extremely visible development site for sale or occupational requirement
- Fronting A40 in a Gateway location
- Over 39,000 daily vehicle flow
- Suitable for a variety of uses, subject to planning



**2.0 acres** (0.81 hectares)



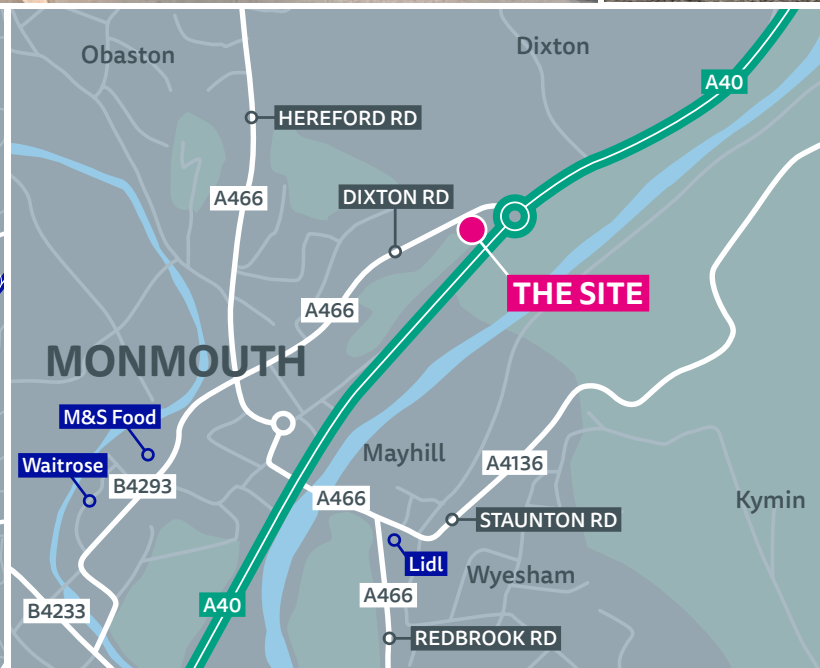
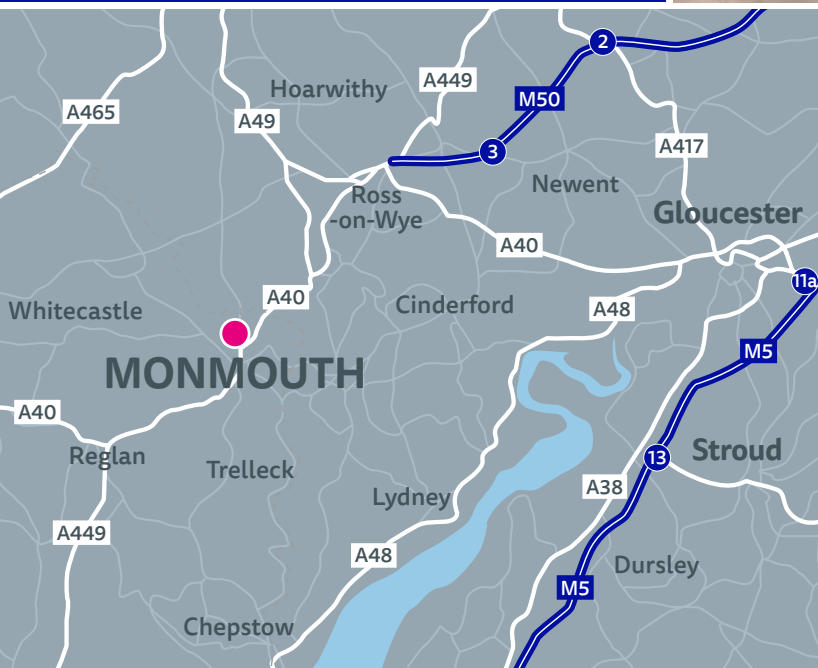
## Location

A highly prominent 2.0 acre roundabout site with extensive frontage to the A40 dual carriageway, a mainarterial route linking Newport to the M50 and carrying high volumes of commercial traffic.

The site is located on the north eastern edge of Monmouth at the junction where Dixon Road meets the A40, approximately 1km from the town centre.



**2.0 acres**  
(0.81 hectares)





Previously Proposed Development

## Planning

The site is allocated for development by Monmouthshire County Council but there is no live consent in place. This site is suitable for a range of uses, due to its strategic location at the gateway of Monmouth.

Interested parties should make their own enquiries of Monmouthshire County Council.

Parties should be aware that the site is located within Flood Zone C1 and any development would have to take flood defences into account.



For Illustration Purposes Only

## Description

The site comprises an undeveloped piece of land at the apex of the junction with the A40 and Dixton Road. The current trees and bushes surrounding the site could be removed to enhance the visibility of any newbuildings to the extremely high volume of traffic converging at this important roundabout junction.

## Tenure

Freehold or Leasehold Occupation.

## Terms

Offers invited for the freehold or for leasehold occupation.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

The site can be viewed from Dixton Road at any time. Parties wishing to walk on to the site may do so entirely at their own risk.



## Contact

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